

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

586 MAIN AVE W FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Sundre, Alberta



Listing ID:
31387


MLS ID:
A2240983

\$1,049,000



 **SARAH KENNEDY**
 (403) 638-6499

 Real Broker
 855-623-6900

 586 Main Ave W , Sundre , Alberta T0M 1X0

Transaction Type For Sale	Title Fee Simple	Days On Market 62
Zoning C2	Subdivision NONE	Nearest Town Sundre
Building Type Commercial Mix,Mixed Use,Retail	Year Built 1998	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 2504Go
Building Area (Sq. Ft.) 9250.00	Building Area (Sq. M.) 859.35	Lot Size (Sq. Ft.) 24570
Lot Size (Acres) 0.56	Roof Metal	Foundation Slab
Cooling None	Heating In Floor,Natural Gas	Inclusions Rental Unit Appliances
Restrictions None Known	Reports Annual Property Operating Data,Formal Lease,RPR with Compliance,Title	

Priced Reduced - Turn-Key Commercial Investment – 586 Main Ave W, Sundre - CAP 6.47 This high-visibility, income-generating FULLY RENTED 4-bay commercial property with Storage unit income and residential unit, is ideally situated on Sundre's busy Main Avenue West, offering maximum exposure to highway commercial traffic and versatile functionality for investors or owner-operators. Property Highlights: Four commercial bays, fully leased with strong, stable tenants. Spacious storage bay, ideal for warehousing or operations use. LEASED Attached 2-bed, 2-bath residential suite, perfect for staff housing, rental income, or owner-occupancy. LEASED Parking for 15+ vehicles with excellent access for larger vehicles, including trucks and trailers. Highway Commercial zoning, allowing for a wide variety of permitted uses. Strong curb appeal with updated signage, refreshed exterior, and clean layout. Recent Upgrades: Connected to town water (2021) Exterior repainted (2023) New membrane roof installed (2023) LED signage lighting installed (2024) Suite Updates: Fresh paint throughout New window for added efficiency New stove, dishwasher, and hood fan New tile installed by the balcony This property offers a solid income stream, flexible configuration, and is located in a growing, business-friendly community. Whether you're looking to expand your portfolio or establish a commercial base in Sundre, 586 Main Ave W delivers long-term value and strong upside potential.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.